142.0	0001	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,400 /	718,400
					USE VALUE:	718,400 /	718,400
					ASSESSED:	718,400 /	718,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA VICTOR M/ETAL	
Owner 2:	SILVA-GRIFFIN PATRICIA	
Owner 3:		
Street 1:	116 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,731 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4731.000	268,600	300	449,500	718,400
Total Card	0.109	268,600	300	449,500	718,400
Total Parcel	0.109	268,600	300	449,500	718,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.44 | /Parcel: 445.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91242
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,700	300	4,731.	449,500	718,500	718,500	Year End Roll	12/18/2019
2019	101	FV	222,800	300	4,731.	421,400	644,500	644,500	Year End Roll	1/3/2019
2018	101	FV	225,800	300	4,731.	348,400	574,500	574,500	Year End Roll	12/20/2017
2017	101	FV	225,800	300	4,731.	320,300	546,400	546,400	Year End Roll	1/3/2017
2016	101	FV	225,800	300	4,731.	292,200	518,300	518,300	Year End	1/4/2016
2015	101	FV	213,300	300	4,731.	286,600	500,200	500,200	Year End Roll	12/11/2014
2014	101	FV	213,300	300	4,731.	266,400	480,000	480,000	Year End Roll	12/16/2013
2013	101	FV	201,300	300	4,731.	253,400	455,000	455,000		12/13/2012

!10953!

PRINT

Date	Time
12/11/20	01:11:11

LAST REV

Date	Time
06/11/18	11:57:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLINAN THOMAS	25603-25		8/28/1995		188,000	No	No		Y

USER DEFINED

Prior Id # 1:	91242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2012	995	Inter Fi	66,730	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	336	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4731		Sq. Ft.	Site		0	80.	1.19	9									449,543						449,500	

Total AC/HA: 0.10861 | Total SF/SM: 4731 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,543 | Spl Credit | Total: 449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	74066
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364979
Depreciation:	96354
Depreciated Total:	268625

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

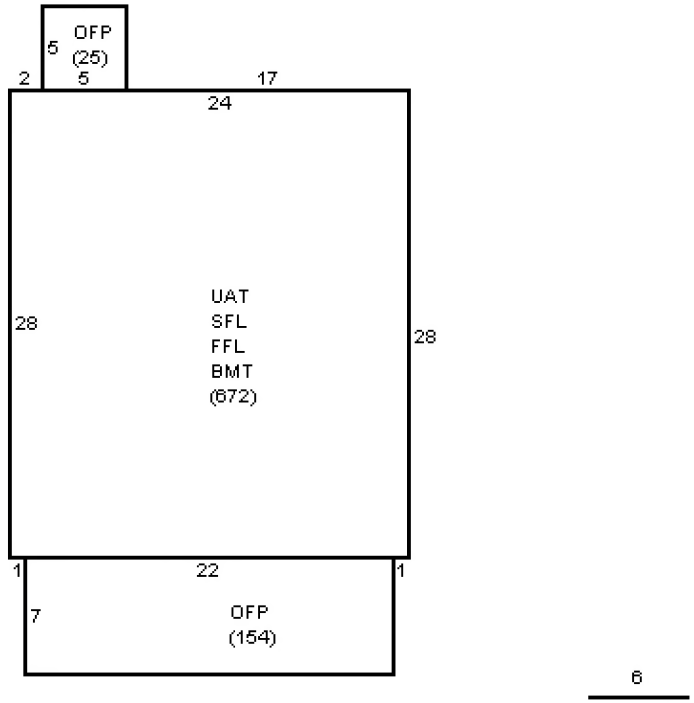
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	113.67
Final Total:	268600	Val/Su SzAd	199.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	65.010	43,688
FFL	First Floor	672	171.990	115,578
SFL	Second Floor	672	171.990	115,578
OFP	Open Porch	179	25.200	4,511
UAT	Upper Attic	168	68.800	11,558

Net Sketched Area:	2,363			Total:	290,913
Size Ad	1344	Gross Are	2867	FinArea	1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	10X10	A	AV	1985	4.00	T	27.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300